



## Commercial Plot for sale in San Pedro de Alcántara, Marbella

**1,350,000 €**

Reference: R5223253 Plot Size: 5,840m<sup>2</sup> Build Size: 750m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

SPECTACULAR OPPORTUNITY FOR INVESTORS PLOT IN SAN PEDRO DE ALCÁNTARA WITH LAND FORESEEN IN THE GENERAL URBAN DEVELOPMENT PLAN.

PROGRAMMABLE LAND.

The plot with private entrance and automatic gate, of 5840 m<sup>2</sup>.

On the land there are six industrial warehouses of 500 m<sup>2</sup>, distributed as follows 4 of them with a height of 5.10 for the entrance of trucks, one of the warehouses has a concrete mezzanine, the two remaining warehouses that complete the six are attached to the two sides of 125 m<sup>2</sup> and with a height of 4 metres, all the warehouses are built with reinforced concrete with roof and walls of 0.40 cm thick giving them infinite possibilities of business.

The entrance to the warehouses has an esplanade of 500 m<sup>2</sup> asphalted and a magnificent viewpoint with views to the mountain and the rest of the land of the plot composed of fruit trees and a small farmhouse.

The plot as a whole has mains electricity and water from the village, it also has an irrigation channel.

The possibilities of this land with its buildings are endless, from the possibility of building your own home in an idyllic location within walking distance of the centre but at the same time maintaining the peace and tranquillity of a country area, to the possibility of building a housing complex or different villas, or simply using its potential for a business, close to the industrial estate, an opportunity not to be missed.



## Features:

### Orientation

South East

### Views

Mountain

Panoramic

### Setting

Commercial Area

Close To Shops

Close To Town

Close To Schools

### Utilities

Electricity

Drinkable Water

Telephone

### Category

Investment